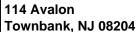




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







Asking \$484,900.00









## **COMMENTS**

Picture perfect two bedroom ranch located just two short blocks to the Delaware Bay in the highly coveted area Townbank! No stone was left unturned...this home offers a spacious living room, fully equipped eat-in kitchen with custom wood cabinets, granite counter tops, tile backsplash, and stainless-steel appliances. The full bathroom has a new vanity, toilet, shower surround, glass door and tile floor. The living room and bedrooms have wood floors, and the kitchen and bathroom floors are tiled. There is stained cedar shake siding and new windows. The yard is fenced in. There is a brick patio in the rear yard and an outdoor shower. A brand new mini split heat and air conditioning system shall be installed May 2025. Best of all this home is a solid income producer and sellers can help the next homeowner get the ball rollign for themselves.

## **PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood	Patio	Concrete Driveway	Living Room
	Fenced Yard		Eat-In-Kitchen
	Storage Building		Storage Attic
	Outside Shower		Laundry Closet
	Security Camera		





Central Air Condition Split

AppliancesIncluded **Basement** Range Crawl Space SelAsketor Denise Kelley Migreyer Prealty Inc

Refrigerator Washer Drycall: 609-399-0076

Distribution: dlk@bergerrealty.com steel

Stove Electric Stainless

appliance

HotWater Water Electric City

Split

Heating

Electric

Baseboard

Sewer City